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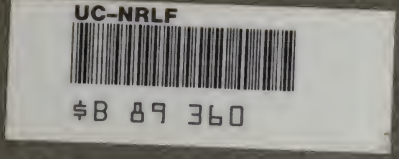

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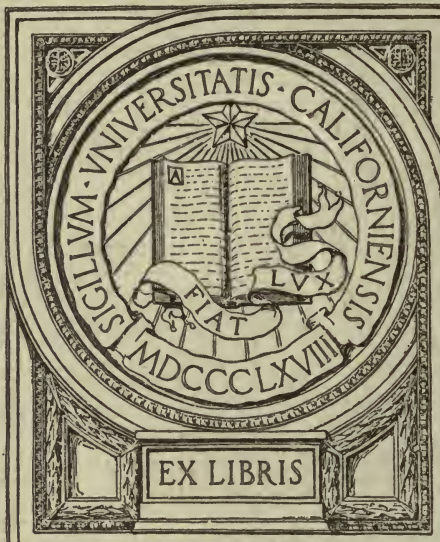

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W. C. GREEN & CO.'S

EPITOME OF

Southern · Resources

AND ESPECIALLY

OF THE

MARVELOUS CITY OF

CHATTANOOGA,

Tennessee and Vicinity.

Chattanooga, Tennessee, July, 1889.

MacGowan & Cooke Print, Chattanooga.

Chattanooga Land, Coal, Iron & Railway Co.

ORGANIZED UNDER THE LAWS OF TENNESSEE.

CAPITAL, $12,000,000.

OFFICE, 104 E. Eighth St., CHATTANOOGA, TENN.

J. W. ADAMS, President. *H. C. BECK, Sec'y and Treas.*

T. D. YOUNG, Gen'l Attorney. *ISAAC C. BREWER, Engineer.*

BOSTON & CHATTANOOGA SYNDICATE.

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Chattanooga Western Railway Co.

OF TENNESSEE.

Created to construct a STANDARD GAUGE RAILWAY from CHATTANOOGA to and upon the top of WALDEN'S RIDGE.

OFFICE, 104 East Eighth Street, CHATTANOOGA, TENN.

A. J. HODDER, President. *J. W. CANDLER, Vice President.*

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W. C. GREEN & CO.'S

EPITOME OF

SOUTHERN RESOURCES

AND ESPECIALLY OF THE MARVELOUS

CITY OF CHATTANOOGA,

TENNESSEE, AND VICINITY.

Chattanooga, Tennessee, June, 1889.

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W. C. GREEN & CO'S

EPITOME OF SOUTHERN RESOURCES.

INTRODUCTORY.

The Southern States, until quite recently, have been in the surprising and paradoxical position of a country of wonderful and unequalled natural resources almost wholly undeveloped and in their primeval state, in the very midst of an old, settled, intelligent and highly civilized community. It is not necessary, nor is it within the scope of this article, to inquire into the causes of this state of things. We must be brief, and we content ourselves with the statement of the bare fact. That it is a fact is so palpable to everyone in the least familiar with the developments made in those states within the past ten years that it needs only to be stated to be fully recognized and approved by them.

To those not familiar with these develoments we give such facts, figures and authorities as will, we think, convince them of the truth of what we say. Our purpose is to start inquiry among those who are seeking for new homes or for safe and profitable investments.

To such persons we will, upon application, send the completest details upon all matters concerning the South and its resources upon which they may desire information.

Judge Kelley, of Pennsylvania, who has been a leading member of the United States House of Representatives for more than twenty-eight years, and has for many years been "the father of the house," has spent a great deal of time in investigating southern resources and is probably as well posted upon that subject as any man, delivered himself in a recent interview, as follows:

In answer to the question, "Do you think the southern field broad enough to afford a sufficiently rapid development to meet the necessities of the North?" he said:

"Most assuredly. In the closing paragraph of my little book, 'The Old South and the New,' two sentences have caused me much questioning. I say there, 'wealth and honor are in the pathway of the New South,' and again, 'she is the coming Eldorado of American adventure.' My friends have thought me too sanguine. But the states south of the Ohio and east of the Misissippi with their half million square miles of area contain a wealth great enough for a continent, a wealth so vast, so varied in its elements and character, so advantageously placed for development, that those states alone can sustain a population far greater than that of the United States to-day. Their products would be so different from those of other parts of the country as to afford the most profitable exchange, advantageous to all. And it is within those states that we must find the new and greater market for the northern surplus, whether that surplus be in the shape of the accumulated labor of the past, that is to say capital, or the future

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productions of labor, or of labor itself, because in those states more than elsewhere the conditions of success exist.

"As to the rapidity with which it can be done the growth of the West furnishes the best answer. It was the building up of an empire in the West that relieved and enriched the East as well as the West. The enormous surplus—the plant—used in that task, unparalleled in the magnitude of the work and the greatness of the reward to all, is now seeking new fields of investment, and there is no spot on earth sufficient for it and within its reach but the South."

"But tell me, Judge," said I, "how do you weigh climatic influences, the mountainous character of large portions of the South, and the labor system so largely composed of colored people, as obstacles to Southern growth?"

"I have traveled much in the South since the war," said Judge Kelley, "and have been keenly interested in every step of progress she has made, and eager to learn all I could of southern resources and advantages. I have urged my friends to go there and my son is there now, with all that he possesses embarked in a manufacturing enterprise. *I do not consider that there ever existed in the West, great as its wealth is, anything like the natural wealth of the South.*

"A very large part of the South is blessed with a climate unexcelled, if equalled elsewhere in the world. As to the mountainous region of the South, it is richer in natural wealth, and in advantages for the development of that wealth, it has a finer climate, better water, and higher conditions of health than any region of which I have any knowledge, and is withal one of the most beautiful regions in the world."

Professor McCallie in his geological report has stated, and his statement has been copied and endorsed by Harpers' Weekly, in Mr. Hilliard's book "The New South," and by other responsible authorities, that within a radius of one hundred miles from the city of Chattanooga there lies buried, but within easy reach, mineral wealth to the stupendous amount of *over one hundred and fifty thousand millions of dollars.* ($150,000,000,000.)

When it is remembered that the whole of the accumulated wealth of the United States, according to the census of 1880, was only $43.000,000,000, and that this vast sum was the accumulations of the labor of many millions of men during a period of over one hundred years, some slight idea may be had of the immensity of the fact conveyed in Prof. McCallie's statement.

Think of it! Try and comprehend it! The statement above made upon good authority is, that within a radius of one hundred miles of this City of Chattanooga there lies buried and undeveloped, but easily accessible, *three and one-half times as much wealth as the entire valuation of all the property of the richest nation on earth*, vast as those accumulations are. And this statement of southern undeveloped natural resources includes only what is known to exist *beneath* the earth's surface, and takes no account whatever of the almost illimitable forests of virgin timber comprising nearly every valuable wood which grows upon this continent, nor of the prodigious and unequalled agricultural

resources of this great South land, only a small portion of which has as yet been touched.

These facts point as unerringly as the needle to the pole to this section as the place where a dense population and enormous wealth are bound to concentrate in the near future.

"Where the treasure is, there will the heart be also," and as the treasures of the earth are concentrated here more abundantly than in any other equal space on earth, conjoined with as mild and healthful a climate as can be anywhere found, together with all the adjuncts of modern civilization, it follows as surely as that water will run down hill, that this section has only to make its great and surpassing advantages known, to fill it up with an eager, pushing and wealthy population. People will gravitate here as naturally as iron is drawn toward a loadstone.

As a corollary to all this it follows that no place offers larger, more certain and rapid returns upon investments than the South. Many people have already seen this and have acted upon their information, as the following statistics will show:

Increase of population in twelve Southern States in the past eight years, 2,582,000. Increase in the value of their assessed property in the same period, $1,304,000,000, or nearly 52 per cent., and of this increase $275,000,000 was added during the year just passed.

The figures were carefully collected by the Tradesman, of Chattanooga, and are believed to be under, rather than above the real facts.

The Tradesman also gives a list of 2,614 new industries that were started in the South during the year 1888. Of these, 163 were cotton and woolen factories; 30 were blast furnaces; 145 were foundries and machine shops; 483 were wood-working plants; 217 mining and quarrying; 253 railroads; 87 street railways; and 74 electric light works. In addition to this the enlargement of the capacities of previously existing industries in the South, necessitated by the almost universal expansion of their business, is more than equivalent to the whole addition of new industries, and it has been stated that $168,000,000 was thus invested during the year 1888.

CHATTANOOGA.

Whoever has read, reflected upon and inwardly digested the foregoing statements concerning the prodigious natural resources surrounding Chattanooga will have no difficulty in understanding and comprehending the causes of her marvelous growth within the past few years, nor why it is that she is the "biggest city of her size" in the United States and is doing a business equal to that of cities of twice her population. Neither will they have difficulty in understanding the confidence of her people and of all who know Chattanooga well, a confidence amounting to almost a dead certainty, that she is to have a wonderful future and to become one of the largest and wealthiest cities on the continent. We hazard nothing in saying that no city of either ancient or modern times, however large its population and wealth, ever had a foundation of greater, surer or more enduring latent

wealth surrounding it than this beautiful city of Chattanooga.

This fact alone, if there were no other reasons or advantages, would warrant and render certain the concentration here of an immense population and boundless wealth within the next few years.

But there are many other things that will hasten Chattanooga's growth and make it rapid and permanent, and although we cannot spare space to treat this subject as fully as we would like, we will enumerate briefly a few of the more important facts concerning Chattanooga for the general information.

CONCERNING LOCATION.

A circle with a radius of 700 miles, taking Chattanooga as a center, will include the States of Tennessee, Georgia, Florida, Alabama, Mississippi, Louisiana, Arkansas, Missouri, Kentucky, Illinois, Indiana, Ohio, Virginia, West Virginia, North Carolina and South Carolina, as well as parts of Iowa, Wisconsin, Michigan, Pennsylvania and Maryland. Thus it will be seen that her location is very near the geographical center of the most populous and wealthy portion of the United States. Locally, her position in the gap of the mountains running northeast and southwest, and about half way between the Atlantic ocean and the Mississippi river, renders her the natural gateway between the North and the South, and throws her directly in the pathway of the mighty commerce between those two great sections.

And this accounts for the concentration here of so many railroads, making Chattanooga the greatest railway center in the South. She is also situated at a point which is practically the head of navigation of the Tennessee river, a stream of as great a volume of water, and *more uniformly navigable than the Ohio.* Her location is also just right in respect to climate, being remarkably favorable to health, avoiding alike the excessive cold of the Northern winters and the enervating summer heat of the extreme South. What other city has a better location, all things considered, than Chattanooga, and what more could be desired in that respect ?

TRANSPORTATION AND MARKETS.

As before stated, Chattanooga being situated in the only gap in the Cumberland range available for the construction of railroads, they have, as a matter of necessity, concentrated here, and at this time nine great trunk lines center at this point and several others are building, notably one from Augusta, Ga., and one to Murphy, N. C., the one giving a short line to the Atlantic ocean via the Savannah river, and the other connecting us with the North Carolina system of railroads. Besides these lines there are the Chattanooga Southern now in process of construction to Anniston, Ala.; the Evansville and Chattanooga to run from Evansville, Ind., to Chattanooga; the Kansas City, Chattanooga and Port Royal, to run from Kansas City to Port Royal on the coast; and several local roads, all of which are in a fair way to be built in the near future. As a consequence Chattanooga is already doing more railroad business than any two other cities in the

South, and bids fair to become one of the greatest railroad centers in the United States.

These lines branch out like the spokes of an immense wheel, giving direct and rapid communication with all points on the continent.

The Tennessee river, the full navigation of which is only prevented by the Muscle Shoals, near Decatur, Alabama, around which the United States government is building a canal to be finished within a few months, is an extremely important means of transportation and will be a controling factor in determining rates of freight, especially of such heavy and bulky articles as coal, iron, lumber, cotton, hay and many other important products of Chattanooga and vicinity.

With the removal of the above mentioned obstructions, *Chattanooga will have direct water communication with New Orleans, Louisville, Cincinnati, Pittsburg, St. Louis, St. Paul, Kansas City and nearly all interior points on the continent.*

Thus with the river and the railroads at our command we shall have unsurpassed facilities for reaching the the markets of the whole world and for the disposal of our products however vast they may become.

INTERNAL TRANSIT.

Chattanooga has, probably, the most complete system of internal and suburban railway transit in the United States.

Besides the twenty-one miles of horse railways permeating nearly every part of the city, she has the Union Railway, a broadgauge steam railroad, built exclusively for city and suburban transit. This railroad starts from a depot centrally located and runs out into the valley in five different directions like the outspread fingers of one's hand. It has forty-four miles of track now in operation and is rapidly being extended to accommodate the new and fast growing suburbs. It runs 125 trains per day for the exclusive accommodation of passengers. Two years ago the points to which it runs were simply cultivated farms with houses at long intervals. Now these farms are turned into thriving villages aggregating some 10,000 souls, and the railway transported during the year 1888 about 1,500,000 people, and transferred over 150,000 freight cars. The road connects directly with every railroad entering the city, and has tracks to over 100 of the principal manufactories and other establishments. It also connects with the incline and the broadgauge railroad running up Lookout Mountain, so that one can take a sleeping car, say at Cincinnati, and be taken directly to the top of the mountain without change of cars.

In addition to the above means of transit an electric street railway is now completed and in operaton from the heart of the city to the top of Missionary Ridge, and will eventually be extended to the Chickamauga battle field, a distance of about eight miles, where a national park commemorating that great battle is about to be laid out.

An incline and an electric railway are also about to be built to the top of Cameron Hill within the city.

GROWTH AND BUSINESS.

Patrick Henry said: "There is no way of judging the future but by the past." Patrick was right. Applying this maxim to the case in point we present a table showing Chattanooga's population at several different periods in order to judge of her probable future growth:

1860	2,545	1885	25,069
1870	6,091	1886	29.703
1880	12,879	1887	36,901

July first, 1888, the population was 46,371, as shown by the directory, and at this time it is believed to be over 55,000.

Thus it will be seen that Chattanooga has more than doubled her population within the past three years, and if this rate of growth were to continue for the next twelve years, she would have in the year 1900 over 800,000 inhabitants. This, of course, is not claimed, but the increase of her population has been healthy and regular for the past eight years, and on account of the facts previously given of the unparalleled natural resources surrounding her, and the immense advantages she possesses in the way of location, transportation, etc., we confidently expect to see her a very large and populous city at that time, possibly 400,000 or more.

The business of Chattanooga has largely exceeded her growth in population, phenomenal as that growth has been.

Statistics collected in June last, and published in the Chatnooga Times' great anniversary edition July 1, 1888, showed that there were at that time 152 manufacturing establishments having an aggregate capital of $8,712,000, and employing 8,423 hands.

Their annual output was $10,655,000, and they paid in wages $3,333,000.

This does not include thirteen blast furnaces, a great number of mines and many other industries situated in the vicinity of the city and tributary to it, which if included, would swell the above figures at least 100 per cent.

At that time R. G. Dun & Co. reported fifty exclusively wholesale houses in Chattanooga, and credited her merchants with capital amounting to $25,000,000. Such a thing as an important failure is not known in this giant young city.

The assessment roll of Chattanooga increased from $3,295,000 in 1880 to $12,323,000 in 1887, an average annual increase of $1,289,000. This assessment is low, it being the policy of the city to encourage all industrial exterprises by placing a merely nominal valuation on their plants and property for purposes of taxation.

The real estate business increased from $398,000 in 1875 to $803,000 in 1885, and to $3,018,000 in 1888. This is a decidedly healthy increase, the sales of 1888 aggregating nearly four times those of 1885.

The business of Chattanooga for 1888 was enormous for a city of its size. The bank receipts were $54,000,000.

The commercial transactions foot up $50,100,000 as stated by R. G. Dun & Co. The *recorded* real estate transactions show

$3,018,000, and this is only a portion of the year's business in this line, as it does not include the vast amount of sales of farming, mineral and timber lands lying outside of Hamilton county, which if included, would make the real estate transactions of 1888 at least $5,000,000.

The building and other improvements during 1888, as estimated by The Tradesman, required the investment of over $3,000,000.

A bill prepared by the business men of Chattanooga has just become a law enabling the city to issue bonds for sewers and street improvements to the amount of $700,000. This has been voted upon by the citizens and carried by a vote of 3,600 to 100. This is another strong proof, not only of the active public spirit of her citizens, but also of their unbounded faith in her future growth and permanence.

These are a few of the general facts indicative of the rapid growth of the city, and they show an increase in her business of over 100 per cent. above that of two years ago.

It is not the result of any "spurt" or "boom," but is simply a normal and healthy growth in keeping with her record in previous years and fully warranted by the facts heretofore set forth, and may be reasonably assumed to indicate what may be expected of her future development.

CLIMATE AND HEALTH.

The climate of Chattanooga would be hard to beat, either for salubrity or comfort. Her situation gives her that golden mean between the frigid Northern winters and the fervent summers of the extreme South, which, while it gives sufficient frost to tone up the system and puts life and energy into one's blood, yet avoids the dangers and discomforts attending extremes of temperature, and makes existence a pleasure at all times.

Even Nashville and other places in nearly the same latitude cannot compare with Chattanooga in winter climate, they being exposed to the full effect of the cutting wintry blasts and cold waves from the North, while she is protected from such visitations by the great Cumberland range on the north and west sides. At the same time the gap in the mountains directly south of her acts as a sort of funnel to collect and pour in upon her the balmy and cooling Southern breezes and mitigate the heats of summer.

If, at any time, the heat should become too intense, her citizens can always secure relief in forty minutes of from eight to ten degrees in temperature by hieing themselves via the broad-gauge or incline railway to the top of Lookout Mountain, 1,700 feet above the city, where balmy breezes always blow and epidemic diseases can never come.

Within the past few years an excellent system of sewerage has been perfected and laid in Chattanooga and the health of the city has thereby been greatly improved. The death rate among the whites is now only 11.77 per thousand inhabitants. This is far below the death rate of American cities generally, and we believe we are safe in saying that Chattanooga is not surpassed by *any* city of her size in general healthfulness.

CHATTANOOGA AS A PLACE OF RESIDENCE.

A stranger visiting Chattanooga at this time will find a city of over 50,000 active, thriving, ambitious and public spirited citizens, a very large portion of whom are of Northern birth. Nowhere will he meet a heartier welcome or be treated in a more friendly spirit. He will find a Christian and church-going community with many and beautiful churches in which to worship. He will find a system of public schools in every way excellent. He will find a peace-loving, law-abiding and commercial people, well and economically governed. He will find a city with excellent drainage and water systems, well lighted, with an efficient fire department and police force, a city where life and property are unusually safe, with horse-power, electric and steam power railways giving unequalled means of internal transit. In brief, he will find a large, intelligent and refined community enjoying all the comforts and conveniences of modern civilization.

This city, so constituted, this visitor will find located in a lovely and fruitful valley, upon the banks of one of the grandest and most beautiful rivers on the continent, and in the midst of scenery scarcely equalled in the world for picturesque beauty—scenery to which an additional interest attaches and which has been made forever memorable by the "battle above the clouds" and the other great conflicts which took place in the valleys and upon the nsighboring heights only a few short years ago.

As illustrating the celebrity this neighborhood has attained through these historic events we might well paraphrase Webster's grand and eloquent eulogy upon Massachusetts, and say: "There are Lookout Mountain, and Missionary Ridge, and Chickamauga, and there they will remain forever." Our city is indissolubly and forever associated with these great events and this fact will always give her an additional attractiveness and redound to her advantage.

Add to the foregoing that Chattanooga has a most delightful and healthful climate, that she is surrounded literally with mountains of latent wealth only awaiting the magic touch of labor and capital to develop it and enrich her citizens; that she offers the largest and most certain rewards, both for individual exertion and invested capital, and what more could be desired of her as a place of residence?

We cannot close this article about the future of Chattanooga without quoting some of the remarks made by Hon. A. S. Hewitt before our Chamber of Commerce during a recent visit to this city. Mr. Hewitt is a noted man, both in the councils of the nation and in the business world. He is a great iron master and a keen and far seeing business man, and his remarkable statements of the great and undeniable advantages which Chattanooga possesses, and prophecy of her future greatness, coming as they do from an unprejudiced outside observer, will show at once that the claims we make for her are not too large. In the speech referred to Mr. Hewitt said:

"Chattanooga is undoubtedly the key to the South, and as such lies in the path of a still greater line of wonderful development. It is customary for cities and railroads to get out maps

representing their cities as the centers of the universe, with New York and other points lying in the remote margins. Chattanooga, if she develops as I predict she is going to, will some day be justified in drawing such a map to represent her greatness. Nature did much for New York, but she has done more for Chattanooga from whose natural advantages she has barred our city by the great barrier, the Allegheny mountains.

"I know but little of the South, except what I have read in books and speeches, but from what I have seen, I *cannot conceive of any combination of natural advantages which could by any possibility form a better basis for magnificent growth and prosperity.* Situated as it is on a splendid river, which here forms a natural gateway between the regions of the central South and of the gulf states, opening up to you are the vast treasures with which the South is so richly and generously endowed by the benificent hand of nature. Add to these resources the immense graneries which lie to the west of you, and *no words can foretell the possibilities of the future.*

* * * * * * * *

"The growth of New York from a town of 21,000 people one hundred years ago to a city of 1,500,000 has been remarkable, but I predict, after a careful study and deliberation of the conditions surrounding it, that there are places in the South which, 100 years hence, will surpass the growth of New York in the century that is past, *and Chattanooga is more likely to be that point than any city that I know of.*"

THE SUBURBS.

Speaking of these an observant and brilliant writer in the New York World says: "The bluff sides of Lookout, the historical battle-field above the clouds, are traversed by two railways. The summit is graced by a handsome hotel, magnificent in every appointment, but soon to be rivaled by a larger, a veritable 'mansion in the skies.'

"This is the place for temporary retreat for the citizens as well as for all tourists. And what a delightful spot it is! But over the river the lovely highlands which skirt the shore almost down to its great bend, where the grand old Lookout sends it to the northward, is the place where the new city is to be built. Its shore lands for fifteen miles upon the deep water side are places for large manufacturing establishments, such as command the admiration of all. These highlands are a congeries of hills, which form most beautiful building sites. What homes for the workman! healthful, beautiful, fertile, commanding positions such as princes might envy.

"I know of no such place in all this country for a thousand manufactories, and domiciles for the tens of thousands of their thriving proprietors and workmen. In the growth of this place—right here, within the limits of this great bend and the co-terminous region for some miles, will soon arise one of the most extensive concentrated industrial centers in the world. I am not alone in this opinion; indeed, I but reiterate the views of an eminent English manufacturer and successful business man, who had examined this locality.

"Another most attractive attribute of this place, considered as a great city, is the opportunity for laying out extensive, easily accessible and most charming suburbs. A great spur of the Cumberland mountains stands right out strong and clear from the main range, extending for over a hundred miles to within three or four miles of this place.

"This is WALDEN'S RIDGE, a wonderful piece of terra firma. Although a mountain, its whole surface is gently undulating. It is fertile and well timbered and has many perpetual streams of pure water breaking through its palisades into the valleys; it is enriched with innumerable, never-failing springs, some of them regarded as of great medicinal merit. The cool and refreshing breezes from the Cumberland heads make it the very perfection of summer resorts. The latitude tells how free it is from the severities of Winter. For years it has been known as a 'natural sanitarium,' and has been the happy rendezvous of the scorched, malaria-scourged and fever-afflicted denizens of the Gulf States.

"'Lookout has been sung in song and story by poets and sages; strange that Walden's Ridge should have been passed by except for its historic reminiscences. This beautiful mountain cannot be described by any Eastern analogy. Afar rise one after another the mountains of Tennessee, Georgia, Kentucky, the Carolinas and Virginia. No other mountain view has ever so impressed me. While Lookout presents something grand, and you realize that it is beyond doubt a big mountain, you feel in your soul when you stand at Signal Point on Walden's Ridge an inspiration which makes you bow your head in reverence.

"Underneath this charming surface, and easily accessible, lie three workable veins of merchantable coking coal—an inexhaustible supply. The integrity of these beds is shown by the outcropping upon each side of the mountain. Associated with these are valuable hematite iron ores, limestone and marble, beautiful building stone and merchantable manufacturing clays. What a very mountain of wealth! And in such a locality, with the fat valleys which separate it from the great ranges and proximate to such a thriving manufacturing city as Chattanooga. There is no possibility of estimating its value. Nature could hardly have placed things better than they are here for what we have claimed must happen at this place. Out of this mountain will come an enormous commerce. We need not speculate upon tons of coal or manufactories of coke and train loads of ore and stone. They will readily pass before the vision of the million and a half readers of the World, but we may forecast, or rather positively assert, the future of this lovely spot. It is the coming suburb of Chattanooga, old and new, and the charmed retreat for the citizens of all its other environs. It possesses grand magnificent scenery and capabilities of artistic embellishment, besides other attractive and useful features such as no other city can claim. The time is not far distant when the southern part of this mountain will become the seat of the most beautiful homes in the country. The stately mansion and the fanciful French cottage, the Swiss chalet and the light, airy pagoda, the castellated dome of mediæval Europe, the palatial piles of England and the composite architecture

of America can each find fitting surroundings upon this mountain top. It is a royal place for beautiful and extensive drives, for fountains and wood-concealed lakes, and picturesque parks and lovely gardens. Nature has done more than half the work."

A well known and very able literary gentleman of Boston, writing in the Herald of that city, upon the possibilities of Chattanooga suburbs, says:

THE DRIVE TO WALDEN'S RIDGE

is one to be remembered. We Bostonians are rather proud of our suburban roads, but we must yield the palm to Chattanooga. The gravel abounding hereabouts, and which is used to form the road surface, packs with such firmness and smoothness as not to show the traces of the wheels that pass over it, making driveways comparable to the best maintained park roads. They dry immediately after a rain, and there are no winter frosts to heave them up and disintegrate them. For much of the way our road is the same that was constructed by Gen. Grant to haul the supplies for the Union army in Chattanooga across Walden's Ridge from the surpassingly fertile Sequachee valley, lying between the Ridge and Cumberland Mountain. The road runs through almost ideal rural and sylvan scenery; pleasant fields and meadows, lovely glens and fragrant woodland. At the foot of the steep face of the ridge the way begins to climb along the mountain side, with the gray rocks towering irregularly above, richly mantled with vegetation in this friendly southern climate; glossy leaved masses of evergreen grouped in rich contrast with the delicate ferns, amidst which here and there tiny veins of water come trickling down out of the crevices. Wreathing the brow of some ledge, the exquisite clusters of the mountain laurel show lustrously out of the woodland shadow—if we are to have a national flower, it should by all means be this glorious blossom with its perfect form, its purity of color; fit emblem of liberty, developing its rare beauty in the freedom of its growth upon the free hills of our country from south to north. We feel as if living in some passage of Charles Egbert Craddock's stories, and as the landscape framed in the openings of the trees expands with our ascent, we see the Great Smoky Mountains to the eastward, lofty and grand in the blue distance, the land and the inspiration of those strong tales. Arrived at the summit, the view is inexpressibly impressive, a rare commingling of loveliness and grandeur.

The character of the landscape is park-like in the noblest sense—the undulating valley, with its diversities of field and forest, its beautiful tree groups, the silvery band of the meandering river appearing and disappearing among the hills, and the mountains near and far, not crowding the landscape or asserting themselves, but so distributed as to give an effect of vast breadth to the country, whose expanse may be indicated when it is said that from certain points on these heights there may be seen seven great states, Tennessee, Kentucky, Virginia, North Carolina, South Carolina, Georgia and Alabama. Along the verge of the plateau, which is covered with a forest of mingled hardwood and conifers, a road has been cut through the timber for a distance of

three or four miles. With the development of the mountain property, this is to become a finely constructed driveway, making one of the grandest situated pleasure-ways in the world, with the panorama of the Tennessee valley constantly in view, and new features of interest ever unfolding. The scene from the southern point of Walden's Ridge is particularly notable. It is a complement to the view from Lookout Mountain, which rises but a short distance up stream. Here, too, the Tennessee flows at our feet, and we look almost directly down upon a large island that here divides the current nearly equally. From this drive is obtained another map-like idea of the river land property of the syndicate, which includes the better portion of the territory lying between the mountain and the stream. The configuration of the land with the several ridges of beautiful hills and their intervening valleys, so admirably adapted for the best residence sites, is particularly well exhibited from here.

The top of Walden's Ridge is a broad and long plateau, the land slightly rolling, with here and there a brook bordered with laurels, laden with their flower clusters of pure, porcelain-like white or faintly flushed with a lovely roseate tint, and with the superb rhododendrons displaying their great blossoms of delicate lilac. With appetites whetted by the pure mountain air, we take our lunch at a spot originally called Burnt Cabin spring, now called Camp Hodder, where chalybeate water, sweet and cool, as well as of excellent medicinal quality, trickles out of a charming nook in the rocks. Then we take a look at some of the coal veins, openings in some of which have been made, in order to show the coal. There are in Walden's Ridge eight of these coal beds, lying horizontally. Three of these are thick, and of the best quality of coking and fuel coal.

The Suburbs Along the North Side of the River.

Close acquaintance confirms our impression of the remarkable value for commercial and manufacturing purposes of the great open tract occupying Moccasin bend and the land all along the river. The hilly lands near the city are inexpressibly beautiful, and invite to the establishment of a suburban quarter which shall be a second Brookline, with the advantages of an abundance of trees and opportunity for the making of winding roads amidst ever changing scenery, so that almost at once the place would be exceptionally attractive. Opposite the city, on the land above the proposed bridge, the uplands expand into a tract of broader hills, with valleys intervening, and containing some of the most fascinating sites for first class residences, and, with the building of the bridge and the establishment of rapid transit, this territory will be within a few minutes of the center of Chattanooga. A landscape engineer, of European reputation, has been specially engaged to plat this property, so as to preserve its natural beauties and at the same time add the convenience and charm of the highest art in his profession. The work is going on rapidly and gives great promise of all that may be expected.

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More Facts Concerning Southern Resources.

While the growth of Chattanooga has undoubtedly been marvelous, it has not been the only city or town which has felt the magic touch of improvement, and this fact alone is good evidence that the growth is largely due to the development of the natural resources of the section. Let us for a moment briefly glance at these, and see if in them we do not find the secret.

For our investigation, we will take the surrounding country within a radius of, say 100 miles, and we find lying to the north an immense coal field, the largest, and in point of tonnage, the richest coal field in America, if not in the world.

Here is a territory embracing perhaps as much as *ten thousand square miles*, almost solidly underlaid with this valuable mineral, capable of yielding so many millions of tons as to stagger the coolest statistician. This coal has by practical test, and laboratory experiments been proven of a very high quality, fully meeting all the requirements of the steam maker, the iron master, and the domestic hearthstone.

Contiguous and accessible to the same field lie immense stores of excellent iron ores and all the necessary limestone for fluxing.

Besides these the timber growing on the lands is of an excellent quality—hardwoods—and in enormous quantity.

This region is already penetrated by numerous and liberally managed railroads, and is intersected by many valuable streams affording both water power and water transportation.

Now, turning our eyes eastward, we find a territory similar in area, if possible even better provided with large streams, and embracing within its confines, the heaviest growth, the greatest variety, and the finest qualities of hardwood timbers to be found on this continent. This district also embraces vast deposits of minerals, such as gold, lead, zinc, copper, corundum, mica, manganese, plumbago, talc, slate, marbles—various colors and qualities—and the greatest and most persistent veins of magnetic iron ore known. It is also the paradise of the angler and gunner.

A similar district south, would embrace much of the same characteristics, with in addition, the cream of the upland cotton belt.

To the west we find again the coal, iron, building stones, and fertile agricultural lands.

With all these resources; with an agreeable and moderate climate, with a reliable class and cheaply bought supply of raw materials; with abundant, cheap and easily controlled labor, whose tendency is towards conservative regularity, guaranteeing immunity from strikes and other labor disturbances; is it any wonder that the eyes of every manufacturer not so favorably located, are turned to this happy land, when in search of a location, or with anxiety as to the result of its competition?

The coal miner, the coke maker, the iron master, the lumberman, the furniture maker, the wool grower, the wool manufacturer, as well as all the cotton manufacturing interests, must either find a home here or suffer from its competition.

All these industrial interests, with all their sub-interests and branches can best be prosecuted, and should seek this their natural home.

While it is true that the Cumberland field—the southern end of the great Appalachian coal fields—does not contain all the coal tributary to this city, it is so enormous in quantity and so superior in quality as to completely overshadow all others. Geological reports place the number of workable veins in this field at 9—some at 11—but selecting but *one*, the great Sewanee vein, varying in thickness from 9 to 12½ feet, and a square acre, estimating a cubic yard to the ton. would yield over 350,000 tons. The multiplication of the whole field is too enormous a product for contemplation.

IRON.

The various iron ores of this region comprise all the varieties of Red and Brown Hematites, Limonite, Black Band, Magnetic and Manganiferous. These are all located within such a short distance of each other, and so connected with each other by transportation facilities, as to be practically almost united. To an iron manufacturer, a furnace man, these points are of vital interest, as their contiguity enables him to, at will, predetermine the character of the iron he will make, and *not* the kind of iron he *must* make.

COPPER, LEAD, ZINC AND SILVER

are undoubtedly to be found in paying quantities in most of the mountain counties of Tennessee and North Carolina, and are destined to become important sources of revenue, and consequently feeders to the wealth of this central city.

GOLD

is quite abundant in the streams of Western North Carolina and North Georgia, and even with the most crude appliances, yields from $5 to $15 per day per man.

MARBLE.

This is found in large supply in the eastern counties of this state; and the greatest quantity and the best qualities are not yet touched upon, the industry being practically in its infancy. Western North Carolina, embracing the five or six counties of the extreme western part, and about the same in Georgia, and especially tributary to Chattanooga, probably contains a greater amount, more varieties and as fine qualities of marble, than any similar area in America. This is practically—so far as mineralogical development goes—a *terra incognita*, and will yield surprising results to the investment of capital and energy.

SLATE.

Several counties in Georgia, as many in North Carolina, and perhaps three or four in Tennessee, can show slate in such quantities and qualities as will justify larger investments and the erection of works for its use.

Soapstone, Ochres, Fire Clays, Kaoline, Etc.

are found near at hand, of fine quality and may be counted on as sources of wealth.

"Come South, Young Man, Come South," and Partake of its Prosperity!

NOW IS THE TIME TO INVEST IN CHATTANOOGA, AND IN SOUTHERN TIMBER, MINERAL AND FARMING LANDS.

Land is cheap now, and opportunities are great; but the land is rising rapidly in value, and the opportunities are being swiftly snapped up.

IN TEN YEARS OR LESS IT WILL TAKE FROM $10 TO $100 TO BUY WHAT CAN NOW BE HAD FOR $1. THIS IS NO EXAGGERATION, BUT IS SOBER TRUTH, AND SHOULD NOT BE OVERLOOKED OR FORGOTTEN, BUT IMMEDIATE ADVANTAGE SHOULD BE TAKEN OF THE FACT.

"A WORD TO THE WISE IS SUFFICIENT."

The progress the South has made during the past few years has been wonderful, and the growth of Chattanooga has been almost phenomenal. But great as these advances have been, there are certain events that have recently transpired that indicate that we are on the eve of a still more rapid advancement and more wonderful development than ever before.

Among the notable indications of a generally increased future prosperity of the South, may be mentioned the visits to this section of Northern and Eastern capitalists in car loads during the past few months on prospecting tours, resulting uniformly in expressions by them of unqualified surprise and wonder at the extent of Southern resources, and in the making of heavy investments by them at different points. This has served to advertise the vast advantages of the South to an extent far greater than ever before, and will undoubtedly turn vast streams of capital this way for investment, giving this section a new impulse of growth beyond all precedent.

As to Chattanooga, the indications that she is on the eve of an era of vastly increased prosperity and of accelerated growth are patent to every citizen.

FIRST.—The visits of the above mentioned capitalists and the heavy investments some of them have already made in this vicinity, notably the investment of $2,000,000 directly across the river, and the prospective investment there by them of another $1,000,000.

SECOND.—The purchase of the river steamers by a Connecticut syndicate, and the systematizing and improvement of the business.

THIRD.—The investment at Fort Payne, and other towns tributary to Chattanooga, of several millions of dollars.

FOURTH.—The putting on of accommodation trains by all the railroads centering at Chattanooga, vastly enhancing the business of the city.

FIFTH.—The organizing of four new railroads to be completed in the near future.

SIXTH.—The prospective opening of the "Muscle Shoals" in the Tennessee river in September next, giving us water communication with all interior points on the continent, and regulating and reducing railroad freights.

SEVENTH.—The building of several bridges across the river at this point within the next few months.

EIGHTH.—The voting, by an immense majority, of $700,000 in bonds to improve our streets.

NINTH.—The great increase in heavy real estate sales to outside capitalists and investors within the past 60 days.

TENTH.—The National Park of 7,000 acres to be established on the Chickamauga Battle Field, eight miles south of the city.

All these and many other facts foreshadow great things in the near future for Chattanooga and the South.

W. C. GREEN. GEO. S. GREEN.

W. C. GREEN & CO.,

REAL ESTATE BROKERS.

ALL PERSONS who desire to make profitable investments or to change their places of residence, or to remove their factories or other business to more profitable fields, should at once open a correspondence with us.

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